



## Frequently Asked Questions about the Peoples Gas Crawford Station former MGP Chicago, Illinois      *Updated December 2021*

### Questions about the 2021-2022 cleanup of Parcels “G” and “V”

**1. Will EPA share real-time air monitoring data with community?**

EPA plans to conduct daily field oversight of the cleanup and publish biweekly air monitoring data summaries on the [Peoples Gas Crawford Station website](#).

**2. What happens if fence-line testing shows elevated levels? Will testing past the fence-line happen? What actions will be taken if there are elevated levels of dust from the site?**

In preparation for the cleanup of Parcels G and V, EPA reviewed and approved an air monitoring and fugitive emissions management plan submitted by Peoples Gas. The approved plan is posted online [here](#). It includes monitoring, controlling, and addressing potential nuisance odors (like that of mothballs or asphalt), contaminant vapors, and dust. Real-time air monitoring stations will be set up around the perimeter of the work area to detect as early as possible short-term emissions and any off-site movement of dust and contaminant vapors related to the cleanup.



In the image above, the green dots are the approximate locations of the fixed stations continuously monitoring, and the yellow dots are where a technician will stop to collect real time data while activities are going on.

To reduce the chance of dust leaving the work site, Peoples Gas will initiate a number of protective measures including:

- Use of foaming products for immediate suppression of dust emissions
- Physical controls like good housekeeping, maintaining exclusion zones, covering stockpiles and continuous use of water for dust suppression
- Work sequencing – such as limiting the amount of material that may require stockpiling or slowing the production rate of loading material
- Careful management and location of stockpiles and tracking of weather and wind direction to reduce blowing of dust offsite

Workers will suspend any activity if the monitors indicate elevated levels of dust or contaminant vapors above action levels, as specified in the approved monitoring plan.

**3. How will EPA and contractors ensure dust or particles do not leave the site during non-work activity hours?**

The physical controls mentioned in the answer to question 2 above will be used.

**4. Is there a bilingual 24-hour telephone number for emergencies?**

The public may call 312-240-3931 at any time in English or Spanish if they notice any environmental issues from the site. Additional contacts are:

Lauren Bumba (English speaking only)  
Remedial Project Manager  
312-886-4844

Heriberto León (English and Spanish speaking)  
Community Involvement Coordinator  
312-886-6163

**5. What protocols or measures are being taken to protect the community? What is the dust mitigation plan?**

EPA is committed to protecting the health of the people on and near this site. The plan is to implement the air monitoring and protective measures outlined in the answer to question 2. Also, although soil near the surface will be removed for off-site disposal, the remaining subsurface soil will be treated and safely managed on site.

**6. What are the hazards of air pollution currently?**

To date, no air monitoring has been conducted at the site because clean-up work has not been performed or started. Planned air monitoring during the cleanup action will measure air emissions to assure there is no unacceptable threat from air emissions at the site.

**7. What should I do if I have concerns about odors from the site?**

For immediate odor complaints, please call the site hotline at 312-240-3931 at any time, and the information will be relayed to a supervisor. Please note that environmental odors may be noticed even below protective air concentrations.

The odor action level for this project is defined as any odor condition that reaches the work area boundary. A dedicated air monitoring technician will be assessing odors around the perimeter of the work area. Any exceedances requiring protective actions will be communicated to the supervisor, and mitigation measures will be initiated. Plans are in place to mitigate both odors and potential exceedances.

**8. What is the link to the August 17, 2021 virtual meeting YouTube presentation?**

The link to the video is published on EPA's website for the Peoples Gas Crawford Station site: [www.epa.gov/superfund/peoples-gas-crawford](http://www.epa.gov/superfund/peoples-gas-crawford).

**Questions about the remedial investigation of the entire Peoples Gas Crawford Station former manufactured gas plant (MGP) site:**

**1. Based on the current presented findings, contaminants appear slightly over the company property line, why was sampling not expanded further to determine if present in the residential area?**

EPA appreciates and understands the community's concerns with contamination at the residential, school and park areas closest to the site. Peoples Gas conducted perimeter on-site sampling to determine the potential for site contamination migrating to the surrounding community. Based on that data, it does not appear that the site contaminants would migrate toward the areas of concern. Out of an abundance of caution, EPA recently engaged Agency sampling experts to evaluate how to assess potential site impacts to the nearby properties. These experts will assist the site team in evaluating the existing data to determine if additional sampling is necessary to define the extent of contamination. EPA will provide updates to the community on its findings and any additional planned actions.

**2. What are the steps residents should take to voluntarily participate in a soil study to identify contaminants?**

EPA's sampling experts are working with the site team to re-evaluate the soil sampling data gathered from the site to date. Should EPA determine that further soil sampling to identify MGP-related contaminants is warranted, including in any adjacent neighborhood areas, EPA and/or Peoples Gas will reach out to property owners to obtain written voluntary access agreements that would allow sampling on their properties.

**3. How long is a typical sampling, study, reporting process?**

Soil sampling and reporting timelines can vary widely depending on the size of the site, accessibility to properties for sampling purposes, laboratory workloads, etc. Please know that EPA understands the interest in and concern regarding the Crawford Station MGP site and remains committed to reasonable timelines to complete the remedial

investigation step of the cleanup process and to providing community members validated results of any sampling conducted on their properties as soon as the data are available.

**4. What resources will be made available to residents, public government entities, schools, and small businesses if contaminants are found to be present in their property?**

EPA will continue to work with Peoples Gas to implement the Superfund cleanup process and address MGP-related contaminants at the site, including in any off-property areas.

EPA's website for the Peoples Gas Crawford Station site

([www.epa.gov/superfund/peoples-gas-crawford](http://www.epa.gov/superfund/peoples-gas-crawford)) has information about site contamination and the potential health risks posed by the site, including toxicological profiles for contaminants of concern. EPA is also re-evaluating the current Community Involvement Plan for the Peoples Gas Crawford Station site to include: (1) increased partnering with public health officials to help explain the risk from the site to the surrounding community, and (2) expanded public outreach with the community.

**5. If contaminants are found in public government property, residential homes, or small businesses who is responsible for paying for the cleanup?**

EPA anticipates that any site-related contamination that presents an unacceptable risk at public government property, residential homes, or small businesses will be addressed under Superfund authorities by the Potentially Responsible Party (PRP). EPA has identified Peoples Gas Light and Coke Company as the PRP for the Peoples Gas Crawford Station MGP site.

**6. When should we expect the evaluation findings? Are there deadlines in place for the collection, inspection, and the reporting out process?**

EPA expects to complete the evaluation of the existing data before the end of the 2021 calendar year. If EPA determines that additional sampling is necessary to define the extent of soil contamination, EPA will establish deadlines with Peoples Gas for the collection of samples and reporting of results. EPA is committed to quickly communicating results to the community and stakeholders after receiving them.

**7. If sampling was conducted already (or in process) in the surrounding residential and commercial areas, can Peoples Gas make its data available to the public for review?**

Soil sampling has not been conducted in the residential or commercial areas outside the site. However, EPA will work with Peoples Gas to ensure that a summary of any future soil sampling data from the surrounding residential and commercial areas is made available for review by the public, while making sure to safeguard any personally identifiable information (for example, soil samples associated with a specific residential property address).

**8. Is it standard procedure for the responsible party to conduct perimeter on-site sampling to determine the potential for site contamination migrating to the surrounding community?**

Yes, all Peoples Gas sites in Chicago are in the Superfund Alternative Approach Program under a 2008 administrative order on consent with EPA. Under the agreement, Peoples Gas is conducting the remedial investigation under EPA oversight. The intent of soil sampling is to characterize and estimate the limits of existing contamination. This data is then analyzed to determine the horizontal and vertical extent of the contamination, as well as any spatial and temporal trends, to evaluate transport pathways. Results of this analysis are used to assess each transport pathway's rate of migration and the fate of contamination over time to determine the potential threat to the surrounding community.

**9. What are the necessary steps to request a third party to assist in soil sampling of residential areas?**

EPA anticipates that any further investigation into site-related soil contamination will be conducted by the responsible party, Peoples Gas, under EPA oversight. If this is not the case, EPA will explore other options for conducting the sampling, if deemed necessary.

**10. If property owners are currently willing to grant the EPA access to test their soil, what does the Agency need to begin the process?**

Should EPA determine that further soil sampling to identify MGP-related contaminants is warranted, EPA and/or Peoples Gas will reach out to property owners to obtain written voluntary access agreements that would allow sampling on their properties.

**11. When will the site risk assessment be available to the public?**

The site risk assessment is a component of the larger ongoing sitewide remedial investigation. The first phase of the remedial investigation report is currently in draft form and under review by EPA. EPA will keep the public updated about the progress of the remedial investigation through the [website](#). Both the remedial investigation report and the risk assessment will be made available to the public when finalized, which is expected in 2023.